

1 BILL NO. S-82-08-06

2 SPECIAL ORDINANCE NO. S-148-82

3 AN ORDINANCE authorizing the acquisition
4 of real estate in Fairmount Place.

5 WHEREAS, Fairmount Place, a designated neighborhood
6 strategy area in the Community Development Block Grant Program,
7 was severely damaged from the flooding of the St. Mary's River
8 to the extent that Planned Housing Rehabilitation of properties
9 is now economically infeasible; and

10 WHEREAS, purchase of these properties by the City of
11 Fort Wayne will aid in the future control of flooding in the
12 City and will be beneficial to the health and welfare of the
13 citizens of the City of Fort Wayne.

14 NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL
15 OF THE CITY OF FORT WAYNE, INDIANA:

16 SECTION 1. That the City of Fort Wayne is hereby
17 authorized, without further approval of the Common Council of
18 the City of Fort Wayne, to purchase any of the residential
19 properties bordering the street Fairmount Place, from Wells
20 Street on the east to Indiana Head Truck Lines on the west,
21 provided that the purchase price of any property shall not exceed
22 the appraised value of said property.

23 SECTION 2. That this Ordinance shall be in full force
24 and effect from and after its passage and any and all necessary
25 approval by the Mayor.

26
27 
Councilmember

28 APPROVED AS TO FORM
29 AND LEGALITY

30
31 
32 Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by GiaQuinta, seconded by Steve, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on 8-10-82, the 8 day of August, 1982, at 8 o'clock P.M., E.S.T.

DATE: 8-10-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Steve, and duly adopted, placed on its passage. PASSED (~~Lost~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
TOTAL VOTES	<u>5</u>	<u>4</u>			
BRADBURY	<u>X</u>				
BURNS		<u>X</u>			
EISBART	<u>X</u>				
P GiaQUINTA	<u>X</u>				
P NUCKOLS	<u>X</u>				
P SCHMIDT		<u>X</u>			
SCHOMBURG		<u>X</u>			
STIER		<u>X</u>			
TALARICO	<u>X</u>				

DATE: 8-24-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)

(APPROPRIATION) ORDINANCE (RESOLUTION) NO. 8-148-82
on the 24th day of August, 1982.

ATTEST:

(SEAL)

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of August, 1982, at the hour of 11:30 o'clock A.M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 25th day of August, 1982, at the hour of 3 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

BILL NO. S-82-08-06

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON Finance TO WHOM WAS REFERRED AN
ORDINANCE authorizing the acquisition of real estate in
Fairmount Place

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

MARK E. GIAQUINTA - CHAIRMAN

Mark E. Giaquinta

PAUL M. BURNS - VICE CHAIRMAN

JAMES S. STIER

James S. Stier
Samuel J. Talarico
D. Schmidt

JOHN NUCKOLS

DONALD J. SCHMIDT

8-24-82
DATE 8-24-82 CONCURRED IN
CHARLES W. WESTERMAN, CITY CLERK

Fairmount Place
Improvement Strategy:
Revised Implementation Schedule

The Fairmount Place Improvement Strategy will be implemented over a six year period beginning in August of 1982. This schedule lists the tasks which should be carried out during the acquisition phase of the strategy. Also included are the dates of presentations to the Fort Wayne City Council.

July, 1982

- | | |
|----|---|
| 21 | Digest Sheet and Request for Action Forms Submitted to City Attorney's Office |
|----|---|

August, 1982

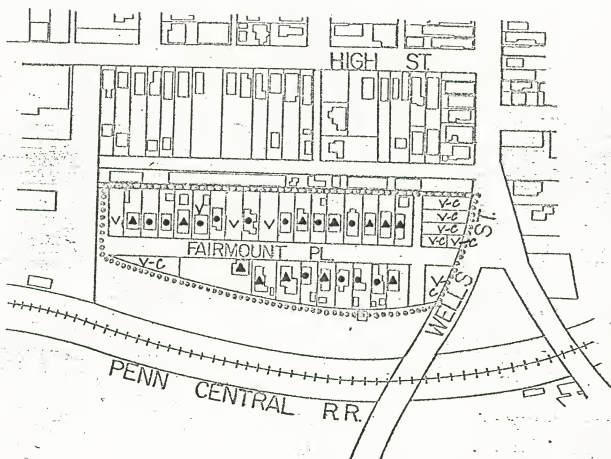
- | | |
|-----|--|
| 9 | Neighborhood meeting |
| 10 | Fairmount Place Improvement Strategy Introduced to City Council |
| 17 | Council Committee Discussion |
| 17? | City Council Passes Special Ordinance |
| 18? | Housing and Neighborhood Development Services, Inc. (Real Estate Specialist) Contacts Property Owners to initiate final discussions. |

Ongoing Actions
After August 18

- | |
|---|
| Real Estate Specialist Arranges for Appraisals with Interested Sellers |
| Real Estate Specialist and Acquisition Specialist Coordinate Meeting Appointments with Willing Sellers to Discuss Acquisition and Relocation Benefits (Meetings should take place at HANDS' City-County Building Office.) |
| Real Estate Specialist and Neighborhood Counselor Provide All Willing Sellers Assistance in Acquiring Equal or Better Housing in Other Fort Wayne Locations |

July, 1983

- | |
|--|
| Start of the 1983 CDBG Program Year (Ninth Year) |
|--|



LEGEND

- ▲ HOMEOWNER OCCUPIED
- TENANT OCCUPIED
- V VACANT
- C OWNED BY CITY OF FORT WAYNE

FAIRMOUNT PLACE, N.S.A.

C.D.B.G. YEAR: 1982
CITY OF FORT WAYNE
COMMUNITY DEVELOPMENT
& PLANNING

0' 100' 200'



ORDINANCE

The Department of Community Development and Planning proposes to implement an acquisition strategy in an area known as Fairmount Place (see map). Fairmount Place, a designated Neighborhood Strategy Area in the Community Development Block Grant Program, was severely damaged by the flooding of the St. Mary's River, to the extent that planned housing rehabilitation of properties is now economically infeasible. Coupled with the reluctance of many property owners to make necessary repairs due to possible future flooding, the area is considered to be severely deteriorated; and, as a consequence, the strategy for community development assistance has changed from revitalization to acquisition.

Specifically, this ordinance will allow the Department of Community Development and Planning to acquire, at Fair Market Value, approximately eleven single-family dwellings and thirteen rental structures without further Council action. Real property will be acquired only if the existing owner agrees to sell. Those residents wishing to remain living in Fairmount Place may do so.

In order to aid willing sellers in finding alternative housing, the City intends to provide relocation assistance through a local Optional Relocation Program.

Number assigned by Bruce O. Boxberger's Office: _____

TO: City Attorney Bruce O. Boxberger
or
Associate City Attorney George Martin

FROM: (Name, Title & Department) Abraham K. Frakas, Director, Community
Development and Planning

APPROVED BY: Norm A. Abbott, Director of Planning *Norm A. Abbott*
(Person authorized to forward legal work)

DATE: July 21, 1982

SUBJECT: Acquisition of Fairmount Place Properties
(File subject designation)

File # Assigned by Records Librarian

Date: _____

ACTION REQUESTED: Approval of a special ordinance authorizing the Department
of Community Development to acquire real property (26 properties) on
Fairmount Place at the appraised value (or less).

(Continue on reverse side, if necessary)

CC: City Attorney Bruce O. Boxberger
(If request originally sent to an Associate City Attorney)
Mayor Winfield C. Moses, Jr.
Department Head of Requesting Party

DIGEST SHEETTITLE OF ORDINANCE Fairmount Place AcquisitionDEPARTMENT REQUESTING ORDINANCE Community Development and Planning

SYNOPSIS OF ORDINANCE Special Ordinance which authorized the Department of
Community Development and Planning to acquire real property (26 properties) on
Fairmount Place (see map) at the appraised value (or less).

EFFECT OF PASSAGE Allows Fairmount householders to relocate outside a flood
plain area; demolition of properties; land reverts to open space use - flood
hazzard to homes and properties eliminated.

EFFECT OF NON-PASSAGE Fairmount Place property owners may continue to be
threatened by future flooding; street will continue to deteriorate as a residential
living environment.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) _____
\$350,000 over the next six years

ASSIGNED TO COMMITTEE (J.N.) _____

DATE SUBMITTED: _____

BILL NO. _____

GENERAL ORDINANCE NO. G- _____

AN ORDINANCE authorizing acquisition
of real estate in Fairmount Place.

WHEREAS, the Fairmount Place, a designated neighborhood strategy area in the Community Development Block Grant Program, was severely damaged from the flooding of the St. Mary's River to the extent that Planned Housing Rehabilitation of properties is now economically infeasible, and

WHEREAS, purchase of these properties by the City will aid in the future control of flooding in the City, and will be beneficial to the health and welfare of the citizens of the City of Fort Wayne.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. The City is hereby authorized, without further approval of Common Council of the City of Fort Wayne, to purchase any of the residential properties bordering the street Fairmount Place, from Wells Street on the east to Indiana Head Truck Lines on the west, provided that the purchase price of any property shall not exceed the appraised value of the property.

SECTION 2. That this ordinance shall be in full force and effect from and after its passage and approval by the Mayor and legal publication thereof.

Councilmember

APPROVED AS TO FORM
AND LEGALITY:

Bruce O. Boxberger
City Attorney